

ASSESSORS' OFFICE AND BOARD OF ASSESSORS

Fiscal Year 2007

The members of the Board of Assessors for fiscal year 2007 were Connie Kruger and Donald Wise. Connie was elected as chair of the Board.

The Board voted to maintain valuations for FY 07 at the same level as FY 06, recognizing the slowing of the real estate market. Although the pace of sales slowed in calendar year 2005, the sales prices, in general, were at the same level as in 2004.

The Board supported Town Meeting Article 3, which increased the Town's ability under state law to maximize tax exemptions and deferments for income-eligible residents. This allows eligible residents to work off \$750 at \$7.50 per hour and apply it to their taxes.

The Board met on November 13, 2006 with the Select Board to discuss consideration of a split residential commercial rate and the possible adoption of the Residential Exemption. The Select Board must make a determination for each of these options each year. The Principal Assessor and the Board of Assessors provide information and recommendations regarding the annual determination. In FY 07 the Board Assessors recommended against the split rate because its adoption could further dampen the vitality of Amherst's business sector. The Board also voted against the Residential Exemption.

The Board of Assessors held 8 meetings in FY 07 and had two meetings with the Select Board.

FY 07 TAX RATE RECAPITULATION

(A) Class	(B) Levy Percentage	(C) Levy by Class	(D) Valuation Class	(E) Tax Rate (C)-(D) x1000(A)
Residential	90.3487%	28,983,909.18	1,848,463,295	15.68
Open Space				
Commercial	7.2063%	2,311,784.73	147,436,305	15.68
Industrial	0.2352%	75,452.28	4,811,600	15.68
Personal Prop.	2,2098%	708,904.97	45,210,430	15.68
TOTAL	100.00%		2,045,921,630	*****

AMHERST BOARD OF ASSESSORS

Fiscal Year 2007

The Amherst Board of Assessors held 12 public meetings during FY 07. Board activities associated with these meetings are summarized in the following report. Details on the information in this report can be found in the minutes of the Board of Assessors meetings. The Board also had joint meetings with the Select Board to discuss a potential residential exemption and the classification hearing.

REAL/PERSONAL PROPERTY TAX

Commitments/Warrants

The Board signed summary FY 07 property tax commitments and water/sewer warrants for the following:

Real Estate Tax	\$31,371,151.56
CPA	\$ 222109.19
Personal Property	\$ 708,899.40
Water Liens Interest	\$ 5,666.47
Water Liens	\$ 56,010.27
Sewer Liens	\$ 53,913.41
Sewer Liens Interest	\$ 5,629.87
Rollback Tax	\$ 16,774.96

Abatements

Of 64 applications for abatement in FY 07 real/personal property tax, 37 were approved for some reduction in tax and 27 were denied any abatement.

Personal Exemptions and Deferrals

The Board signed a form that was submitted to the Department of Revenue for partial reimbursement of FY 07 personal exemptions. For FY 07, there were a total of 132 personal exemptions and deferrals totaling \$129,031.31, as follows:

	<u>#</u>	<u>Value</u>		<u>#</u>	<u>Value</u>
Clause 17D	11	\$ 3,594.03	Clause 37A	9	\$ 7,663.91
Clause 18	0	0.00	Clause 41C	43	62,286.93
Clause 22	59	40,333.26	Clause 41A	6	13,153.18
Clause 50	4	2000.00			

MOTOR VEHICLE EXCISE TAX

Abatements

The following total amounts of motor vehicle excise tax abatements for July 2006 through June 2007 were signed by the Board:

2001	\$ 303.33
2002	183.75
2003	42.50
2004	539.00
2005	1,414.02
2006	23,306.32
2007	116,310.15

Commitments/Warrants

Motor Vehicle excise tax commitments and warrants for the following yearly totals were signed by the Board:

2004	\$ 40.00
2005	826.37
2006	194,453.13
2007	1,417,339.30

SPECIAL MEETINGS

The Select Board is responsible for allocation of the tax rate (Minimum Residential Factor): whether or not to have a Residential Exemption, and other distributions of the tax burden within classes as allowed by the law. The required public meeting to discuss these issues was held on November 13, 2006 in the Town Hall. Board of Assessors recommendations included not to have a split rate and not to exercise the Residential Exemption. The Select Board approved a single tax rate for all classes and no shifts of the tax burden within classes.

TAX RATE/ETC.

Board members signed the Tax Rate Recapitulation form for FY 07 on December 5, 2006, showing a tax rate of \$15.68. The rate was reviewed and approved by the Department of Revenue (DOR) on December 11, 2006.

Prepared from the Board meeting minutes.

For: Constance Kruger
Donald Wise

Amherst Board of Assessors